

Dear Members of the Regulatory Reform Committee,

My name is Holly Hook and I live in Swartz Creek Estates in Swartz Creek, Michigan, which is a manufactured home community. I'm also a member of MH Action.

Hello, and thank you for having me today.

I am testifying in support of House Bills 4298 through 4304. These bills would provide some much needed protections to the thousands of Michigan families who live in manufactured home communities.

The residents of Swartz Creek Estates had no notice that our community had been sold until Havenpark Capital, an out of state owner, left notes on our door that informed us that our lot rent would increase by \$75 the following month. This was in the summer of 2018 and was an increase of 25%.

On top of this, we were given no way to contact the new owner.

Over the next year, Havenpark continued to increase the rent and add charges that used to be included in our rent.

Rent increases for homeowners, including the new fees, in my community have totaled close to 50% or around 161 dollars since the summer of 2018. Some of these increases have happened since the start of the pandemic, and the only reason Havenpark has given for these increases is a vague 'cost of doing business.' We have seen no changes in maintenance in our community other than new street signs.

Many of my neighbors have seen no new leases to sign. Though we got a letter offering one back in the summer of 2019, the office did not have leases available until past that date. Those of us who own our homes but rent the land have had no offers of written leases since then.

Some of my elderly and disabled neighbors faced harassment, and were falsely accused of making late rent payments. Others had issues with the new water meters and some elderly residents have had to move away due to the increases. My eighty-year-old neighbor moved into a senior apartment that she hates partly because she could not resolve a water bill issue with the owners.

This bill package will benefit thousands of hard working families in Michigan as well as retirees on fixed incomes. By requiring no recent history of fraud or extreme rent increases for those who want a license to own a manufactured home park, we can protect thousands from bad actors who are taking wealth from the state of Michigan. Written leases will help to protect against harassment,

especially for the elderly. Requiring owners to post their contact information can empower residents to open a real dialogue with community owners.

Thank you for listening to me today, and I thank you for your time. Thank you to the Michigan Manufactured Housing Association for negotiating on this bill package.

Sincerely,